051.0	0002	0012.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 919,200 / 919,200
					USE VALUE: 919,200 / 919,200
					ASSESSED: 919,200 / 919,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN NANCY M/TRUSTEE
Owner 2:	NANCY M ALLEN FAMILY TRUST
Owner 3:	
Street 1:	7 BACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALLEN NANCY M -
Owner 2:	-
Street 1:	7 BACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,865 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 2725 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4865.000	523,000		396,200	919,200
Total Card	0.112	523,000		396,200	919,200
Total Parcel	0.112	523,000		396,200	919,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.32 | /Parcel: 337.3

Legal Description

User Acct 35474

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	523,000	0	4,865.	396,200	919,200	919,200	Year End Roll	12/18/2019
2019	105	FV	421,300	0	4,865.	396,200	817,500	817,500	Year End Roll	1/3/2019
2018	105	FV	421,300	0	4,865.	266,000	687,300	687,300	Year End Roll	12/20/2017
2017	105	FV	396,900	0	4,865.	254,700	651,600	651,600	Year End Roll	1/3/2017
2016	105	FV	396,900	0	4,865.	232,000	628,900	628,900	Year End	1/4/2016
2015	105	FV	335,700	0	4,865.	186,800	522,500	522,500	Year End Roll	12/11/2014
2014	105	FV	335,700	0	4,865.	167,000	502,700	502,700	Year End Roll	12/16/2013
2013	105	FV	348,000	0	4,865.	158,500	506,500	506,500		12/13/2012

!4270!

PRINT

Date	Time
12/10/20	19:18:52

LAST REV

Date	Time
10/04/18	12:03:51

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN NANCY M,	69427-458		6/14/2017	Convenience	10	No	No		
ALLEN HAROLD J	69427-456		6/14/2017	Convenience	10	No	No		
DEVITO ALFRED M	69427-453		6/14/2017	Convenience	10	No	No		
ALLEN NANCY M/H	66811-473		2/17/2016	Convenience	1	No	No		
ALLEN NANCY M	34891-459		2/25/2002	Family		No	No		
ALEN HAROLD/ETA	26031-267		2/6/1996		236,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2017	676	Porch	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
5/29/2009	Measured	189	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	35474
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4865		Sq. Ft.	Site		0	70.	1.16	11									396,165						396,200	

Total AC/HA: 0.11169 | Total SF/SM: 4865 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 396,165 | Spl Credit | Total: 396,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	salmon		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.03532112
Const Adj.:	0.99989998
Adj $ / SQ:	165.635
Other Features:	178500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710578
Depreciation:	187593
Depreciated Total:	522986

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	
1	3	1	
Totals			
3	11	3	

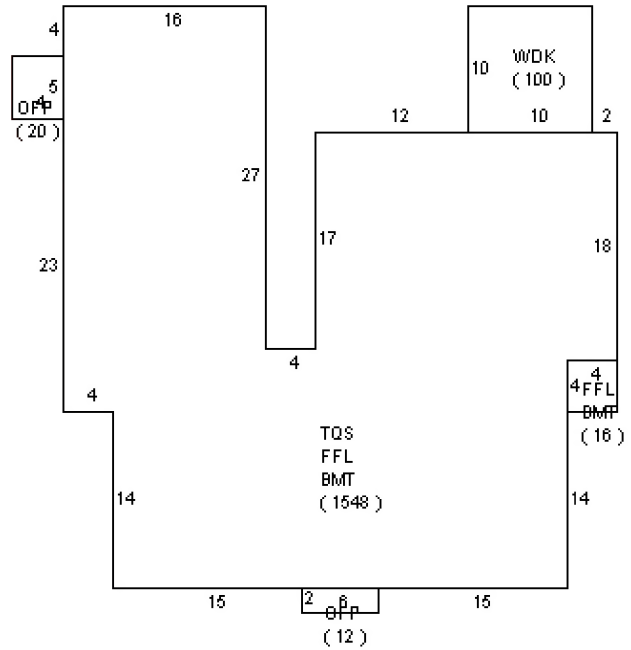
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.63
Special Features:	0	Val/Su Net:	118.30
Final Total:	523000	Val/Su SzAd	191.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,564	49.690	77,716
FFL	First Floor	1,564	165.630	259,053
TQS	3/4 Story	1,161	165.630	192,302
WDK	Deck	100	16.000	1,600
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	4,421			Total:	532,079
Size Ad	2725	Gross Are	4808	FinArea	2725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	